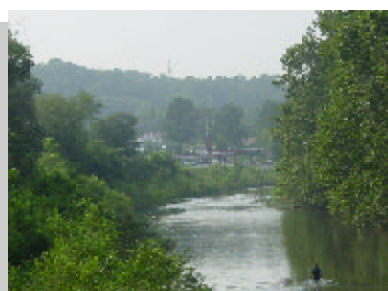




Morningside/Kenwood/ Riverdale



NEIGHBORHOOD PLAN

ROANOKE
VIRGINIA



vision 2001
2020

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Adopted by City Council September 15, 2003

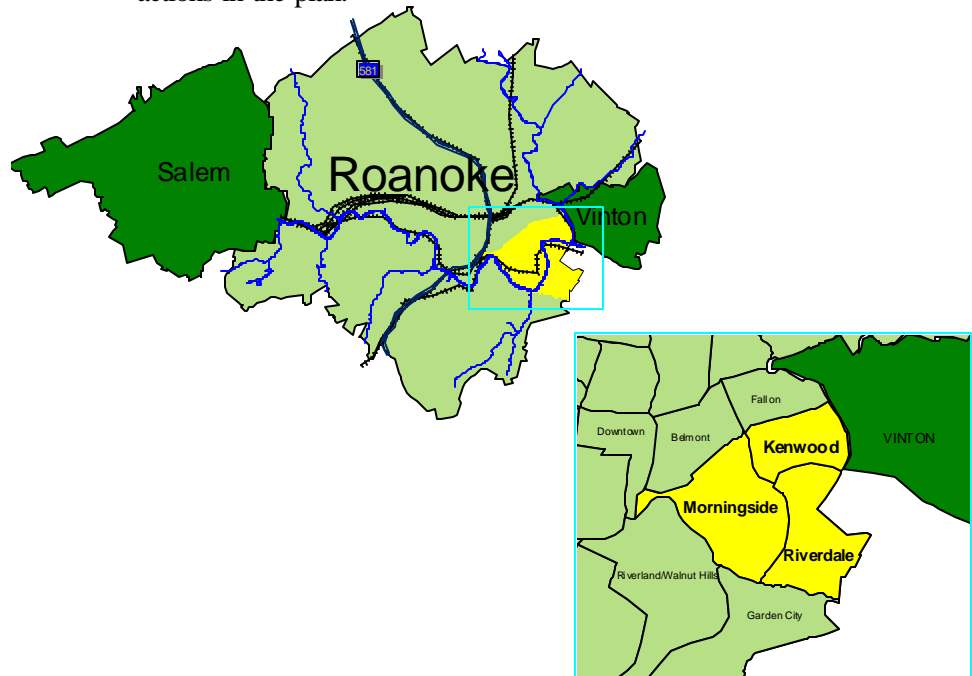
Planning Building & Development

Introduction

The Morningside, Kenwood, and Riverdale neighborhoods are located in the southeast section of Roanoke. The neighborhoods are older and well established. Development patterns vary throughout the area. Morningside and Kenwood are relatively dense traditional neighborhoods, while Riverdale has a more suburban character. Commercial development is concentrated in centers along arterial streets. Industrial uses are concentrated along the Roanoke River.

The American Viscose plant was an important employer that attracted families to settle in the area. The plant closed in 1958, but the neighborhoods continue to offer a variety of housing options and public services, including elementary and middle schools, a branch library, a boys and girls club, and two expansive parks. The area has convenient access to the commercial areas along the Bullitt-Jamison and Dale Avenue corridor and businesses on Ninth Street, 13th Street, and Bennington Street.

The planning staff involved the community in the development of this plan. Planners worked with residents and property owners in the late winter and early spring of 2003 through a series of workshops to identify issues of concern. Community input was used to guide development of the policies and actions in the plan.



High priority initiatives

This plan proposes five priority initiatives:

- Comprehensive zoning changes
- Housing maintenance and upkeep
- Physical improvement of main corridors
- Encouraging vibrant village centers
- Addressing zoning code violations such as inoperable vehicles and outdoor storage

These initiatives are reflected in the policies and actions located in the Recommendations section.

There are many nice views from the neighborhoods of the surrounding mountains. This view from the Morningside neighborhood is of Mill Mountain.





A view from Redwood Road in the Riverdale neighborhood. Downtown can be seen in the distance.

Plan Elements

Discussion in this plan is organized into six Plan Elements:

- Community Design - looks at physical design and land use patterns
- Residential Development - addresses existing and new housing opportunities
- Economic Development - deals with commercial and industrial development
- Infrastructure - evaluates transportation systems and utility systems such as water, sewer, and storm drainage
- Public Services - assesses Fire/EMS, police, and other city services
- Quality of Life - examines recreational opportunities, environmental issues, education, and community development

Each plan element contains information about current conditions and issues.